

# Le Domaine de Chiblins

## GINGINS



Switzerland

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# The Commune

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Ideally located in a unique setting, this project is just 2 minutes from the prestigious Bonmont golf course, 3 minutes from the Signy shopping center, 5 minutes from Nyon and 20 minutes from Geneva airport.

The barn is centrally located in the charming and highly sought-after commune of Gingins.

For children, an elementary school is just a few meters from the property. In addition, residents can enjoy a quaint bakery where fresh breads and delicious pastries are prepared daily. A pharmacy is also on hand to meet your health and wellness needs.



**Quiet villa**



**Surrounded by magnificent scenery with mountains**



**Gingins is a picturesque Swiss village**



# The Project

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Gingins lies in the north-western part of Switzerland, close to Lake Geneva. It is surrounded by magnificent scenery, with the mountains as a backdrop and terraced vineyards sloping gently down to the lake.

Gingins is a small village, giving it a peaceful, friendly atmosphere. This makes it an ideal place for those seeking tranquillity and community life.

Residents and visitors to Gingins have the chance to enjoy many outdoor activities, such as hiking, cycling, swimming in Lake Geneva during the summer months, and skiing in winter, as the Alps are not far away.

In short, Gingins is a picturesque Swiss village that offers an authentic experience of rural Switzerland. Its natural setting, traditional architecture and strong community make it a pleasant place to visit for those seeking the tranquility and beauty of the Swiss countryside.



**Close to town amenities**



**The property is equipped with photovoltaic panels**



**Peaceful environment**



# Situation





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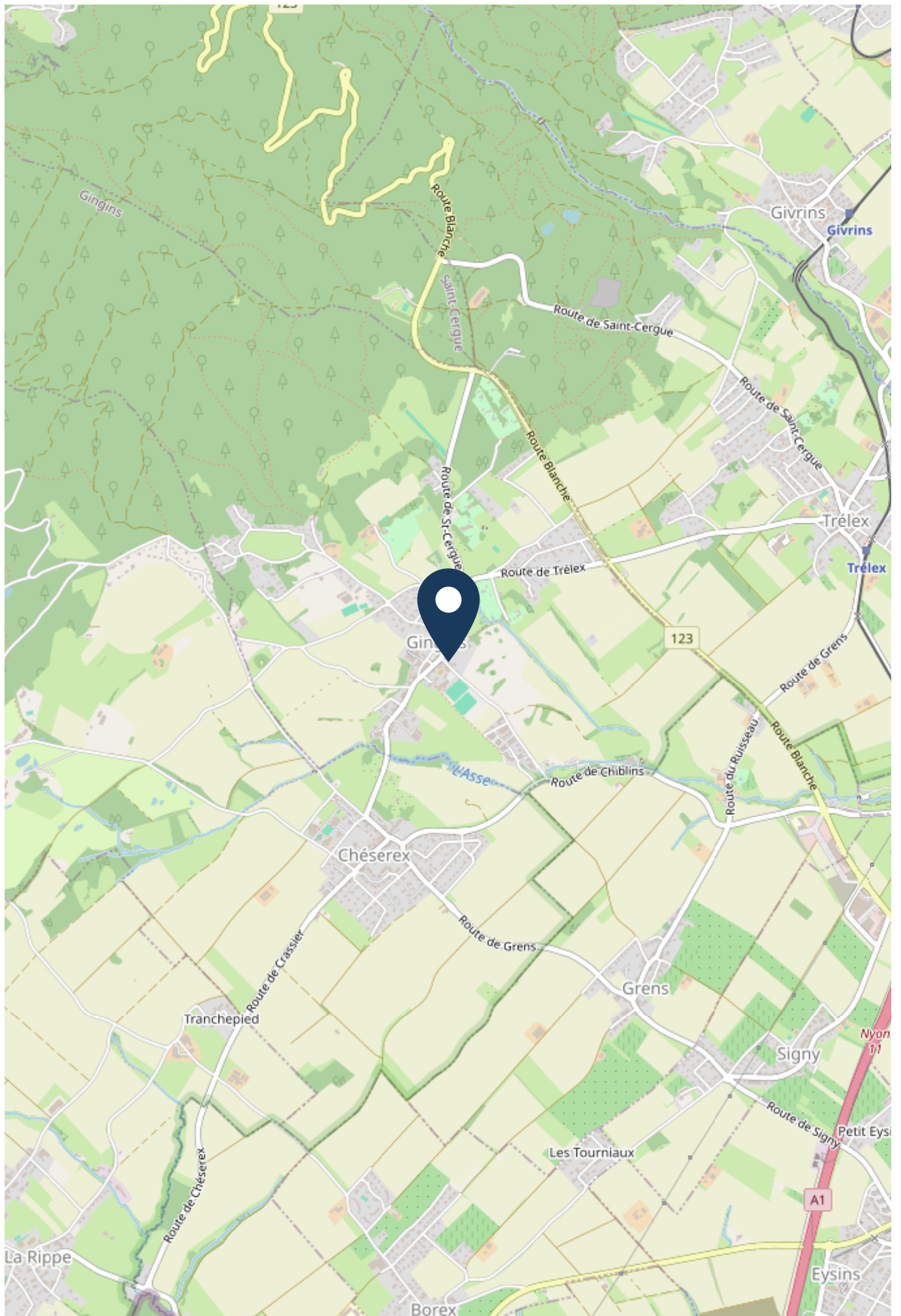
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<b>Airport</b>	0 m	-	-	-
<b>Bank</b>	2.7 km	33 min	17 min	4 min
<b>Gondola lift / ski lift</b>	0 m	-	-	-
<b>Highway</b>	0 m	-	-	-
<b>Hospital</b>	3.0 km	38 min	14 min	4 min
<b>Nursery school</b>	4.8 km	60 min	24 min	8 min
<b>Post</b>	0 m	-	-	-
<b>Primary school</b>	4.7 km	57 min	57 min	7 min
<b>Public transport</b>	116 m	1 min	1 min	-
<b>Restaurants</b>	55 m	2 min	2 min	-
<b>Secondary school</b>	5.5 km	71 min	27 min	9 min
<b>Shops</b>	150 m	3 min	3 min	1 min
<b>Station</b>	0 m	-	-	-



# Construction

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Construction date: 16 months / Work to start in summer 2025

Scheduled delivery: winter 2026

Delivered finished

Choice of finishes at lessee's discretion

Outdoor parking spaces

Underfloor heat pump

Technical specifications and budgets: available on request

- parquet CHF 60.- incl. VAT/m<sup>2</sup> incl. baseboards

- wall cladding CHF 40/m<sup>2</sup> incl. VAT

Budget for apartment supplies:

- sanitary fittings CHF 10,000 inc.

- kitchen CHF 15,000 incl. VAT

- tiles CHF 40/m<sup>2</sup> incl. VAT, including skirting boards

- parquet CHF 60.- incl. VAT/m<sup>2</sup> incl. baseboards

- wall cladding CHF 40/m<sup>2</sup> incl. VAT

Budget for supplies triplex:

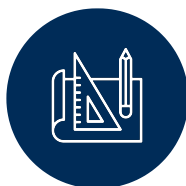
- sanitary fittings CHF 15,000 inc.

- kitchen CHF 20,000 incl. VAT

- tiles CHF 40/m<sup>2</sup> incl. VAT, including skirting boards



**A harmonious blend of  
old-world charm and  
modern comfort**



**Conversion and  
renovation of a barn**



**Aerodynamic heat pump**



# Galerie

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# Galerie

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# Galerie

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# Galerie

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# Technical data

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## Proximity

- Public pool
- Tennis Center
- Close to doctor
- Village
- Green
- Bus stop
- School secondary
- Golf
- Shops
- Restaurant
- School Primary
- Sport Center
- Ski
- Hiking Trail
- Museum

## Exterior

- Peace
- Greenery
- Parking

## Interior

- Open Kitchen
- Lift
- Bath
- Cellar
- Bright

## Equipment

- Shower
- Kitchen
- Ceramic Glass
- Oven
- Freezer
- Washhouse
- Kitchen Furnished
- Cooker
- Induction Cooker
- Fridge
- Dishwasher
- Photovoltaic system

## Ground

- Choose
- Parquet Floor
- Tiles

## State

N

## Sunshine

- Optimal

## Sight

- Champ
- Unobstructed
- Lake
- Mountain
- Forest

## Style

- Modern
- Atypical House

# Contact

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